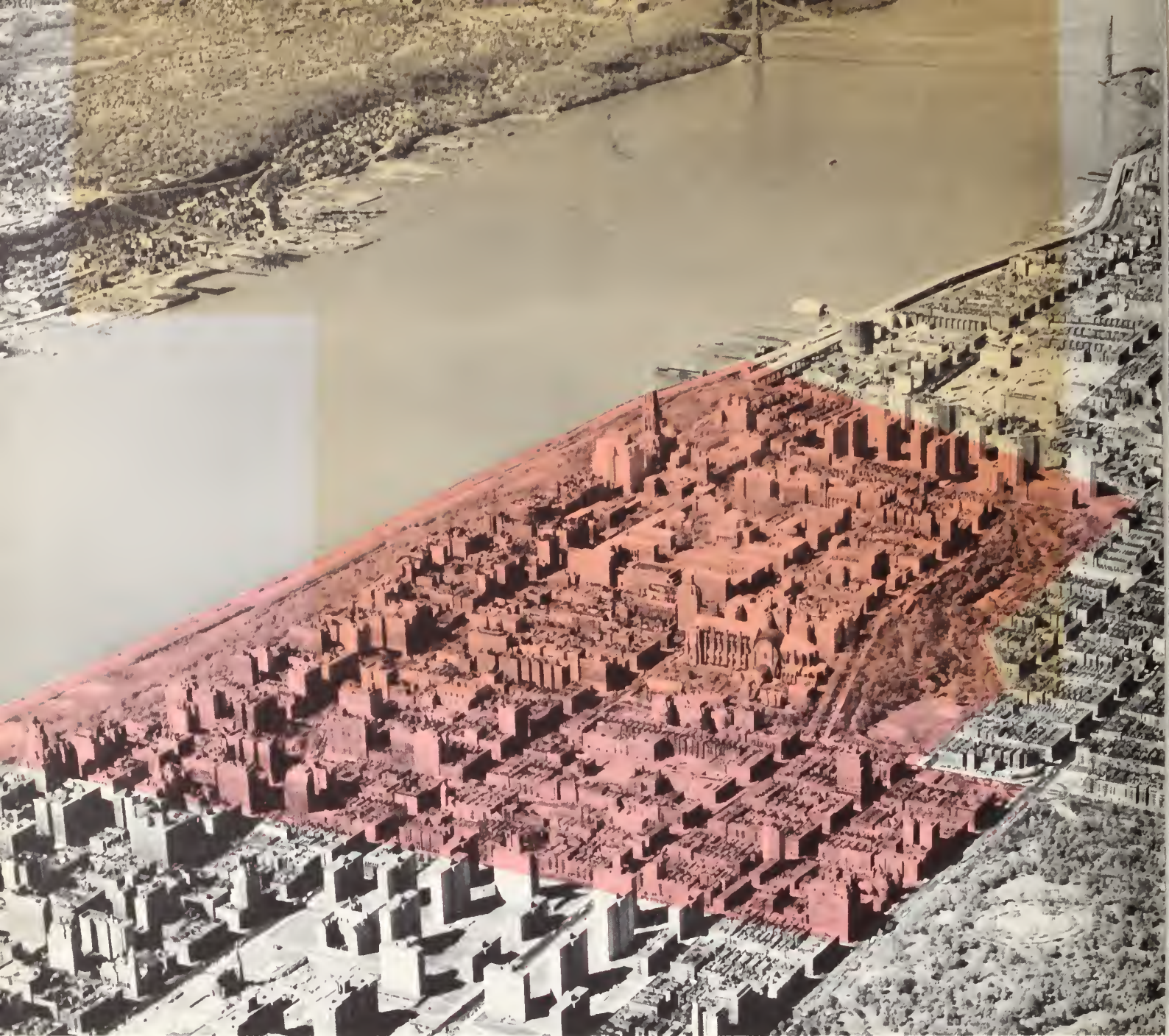


MORNINGSIDE HEIGHTS



Total Area	488.54 acres	
Area within Blocks	214.04 acres	
Area within Streets	152.80 acres	
Area within Parks	121.20 acres	
Area occupied by Institutions	80.09 acres	(37.5%)
Residential Area	122.42 acres	(57.1%)
Commercial Area	9.85 acres	(4.6%)
Vacant Land	1.68 acres	(.8%)

To The HONORABLE ROBERT F. WAGNER, Mayor of the City of New York and

The HONORABLE HULAN F. JACK, Borough President of Manhattan

This summary report of conditions in the Morningside Heights area has been prepared under the direction of Morningside Heights, Inc., an organization of 12 educational, religious and medical institutions. Professional consultants were employed in the gathering and compilation of these facts and their presentation, which are the basis for our proposal to you.

The Morningside Heights area is important not only because of the more than 78,000 people who live there, but also because of the institutions resident there. The activities of these institutions are variously of citywide, national and even international scope.

The condition and usage of buildings in considerable portions of the area have seriously deteriorated. The report shows substantial overcrowding and shared facilities for the individual, the family, and the larger community group. This does not contribute to a good neighborhood climate. We believe that improvement of these conditions is long overdue, if our people and our institutions are to enjoy normal opportunities to realize their potential in a balanced community.

We particularly appreciate the assistance given by the departments of the City Government in the accomplishment of this study. We wish, therefore, to express our appreciation to you, Mr. Mayor, to you, Mr. Borough President, and to your staffs; as well as to the Deputy Mayor, Mr. Paul O'Keefe, the Honorable James Felt, Chairman of the New York City Planning Commission, and the Honorable Robert Moses, City Construction Co-Ordinator.

We submit this Report for your consideration. This organization and its members are prepared and eager to co-operate with you in the formulation and implementation of steps to renew Morningside Heights. We believe it can again be made an area where people are proud and happy to live and work.

Yours very sincerely,

DAVID ROCKEFELLER,
Chairman

GRAYSON KIRK,
President

GENERAL DATA

offsite
AA
9127
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m824

The northern, eastern and western boundaries of the study area are a main traffic artery (125th Street) and three parks (Morningside, Central Park, and Riverside). The southern boundary has been set at 104th Street since a large part of the section immediately beyond has just been redeveloped through construction of a low income public housing project, Frederick Douglass Houses, and a middle income rental property, Park West Village.

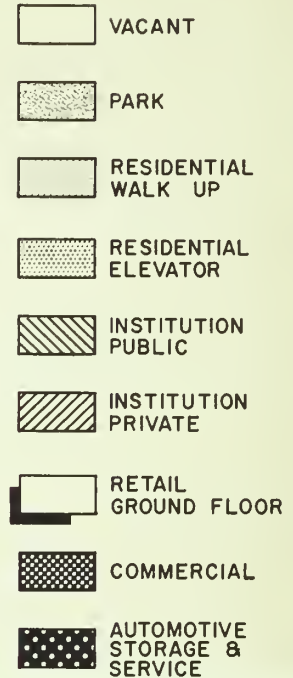
Morningside Heights is the home of educational, religious, health and welfare institutions, most of which moved here around the turn of the century to obtain an attractive and open site conveniently near the heart of the City. Before long the surrounding blocks were covered, in the main by residential buildings.

The aging and deterioration of these structures and the concomitant social problems led the institutions in 1947 to form Morningside Heights, Inc. Their aim was and is to develop a balanced neighborhood which will provide good homes in a good community for all of the people living in the area and to create an appropriate environment for the successful functioning of the institutions. At no time in the foreseeable future will the institutions need more than one-fifth of the total housing supply.

Morningside Heights should be a neighborhood in which people of varied income levels live in good housing and have access to the various facilities they need for a satisfactory urban existence. These include adequate schools, churches, libraries, cultural resources and good recreation and shopping facilities. On all these scores Morningside Heights can offer singular advantages, if the natural features of its setting and the extraordinary resources which have been added are preserved and enhanced. Among its assets are views over water and land in all directions; generous open spaces in the form of strip parks extending almost continuously along its flanks; nearness and excellence of transit connections to the City's centers of employment, amusement and culture; and an extraordinary amount and variety of local employment, ranging from factory and commercial activities in the Manhattanville valley to the important cultural activities concentrated in the large group of institutions on Morningside Heights.

Among the liabilities are the absence of enough play spaces for small children and enough elementary schools; the recent tendency to convert many residential structures into rooming houses which too often allow undesirable uses; and the physical deterioration of the non-institutional property. Within the present real estate financial structure, there is little likelihood of spontaneous private rehabilitation in many blocks of the area. The absence of new mortgage money

LAND USE



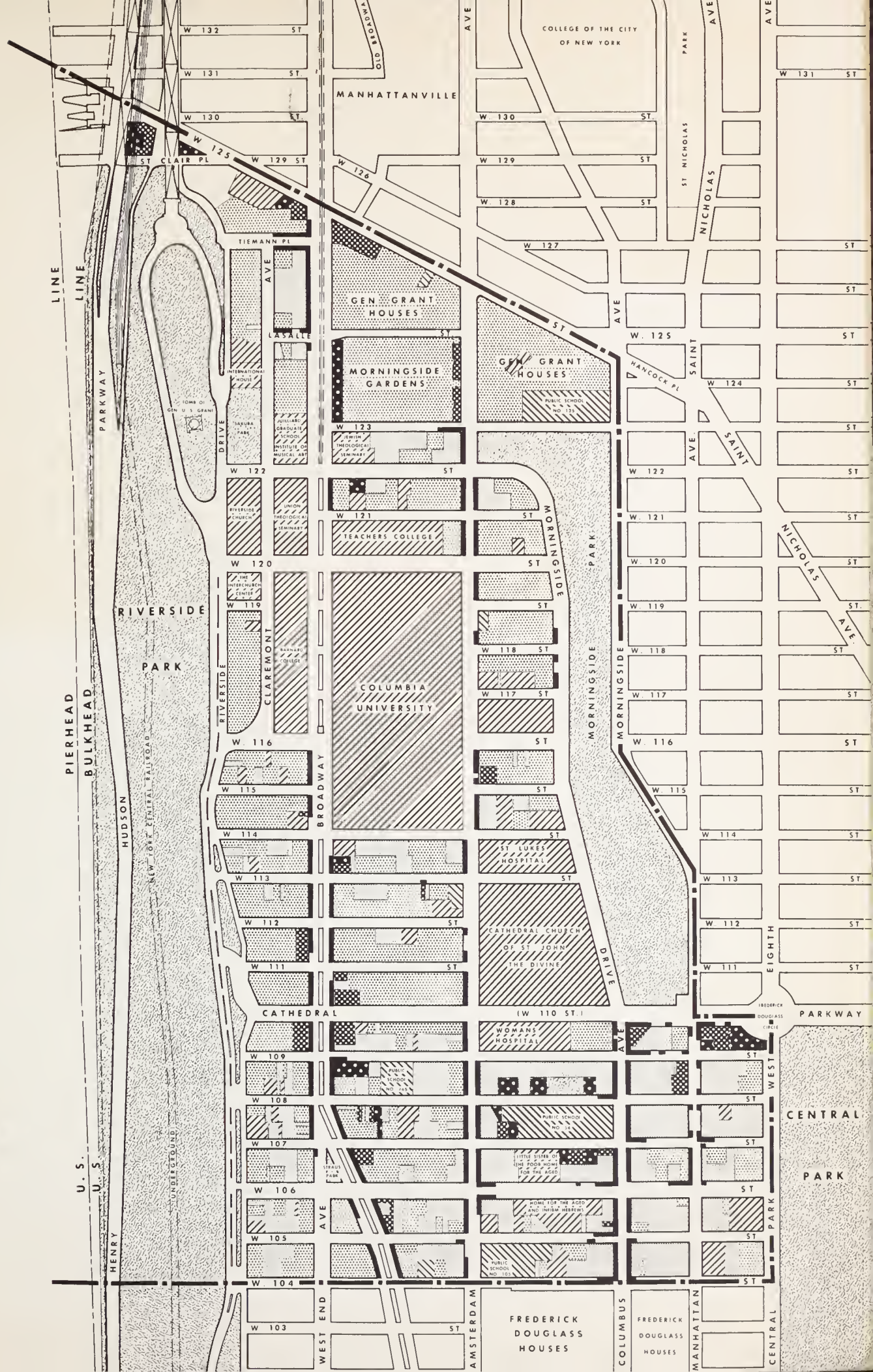
Land Area in Institutional Use	80.09 acres	(37.5%)
Area in Residential Use	122.38 acres	(57.1%)
Area in Commercial Use	9.85 acres	(4.6%)
Vacant Land	1.68 acres	(.8%)

Daily movement of people to and from area

Passengers via Subway	75,000	(50%)
Passengers via Bus	45,000	(30%)
Passengers via Private Car	22,500	(15%)
Passengers via Taxi	7,500	(5%)
Total	150,000	

RIVER

HUDSON



shows that responsible financial institutions are reluctant to engage in active mortgage lending. As a result, the non-institutional properties are continuing to deteriorate.

A considerable number of people in the middle income group have left the area. Reversal of this trend is of primary importance, since it is from this group that the staffs of the great educational, religious and medical institutions are drawn. At the same time it is essential that provision be made for the less prosperous group which has taken its place. A higher than average proportion of the population is transient. It is normally difficult for these transients to make a positive contribution to the community and most of the leadership comes from the residents who have roots in Morningside Heights and a stake in its future. There is an opportunity for a new sort of stability in which the richness of many different races, interests and economic levels will be enhanced — provided the forces of deterioration can be brought under control.

Much has already been done. Morningside Gardens, a Title I cooperative, with apartments for almost 1,000 middle income families, and the General Grant Houses, a Federal development for almost 2,000 low

income families, have replaced some of the worst tenements. Some structures are being reconverted from rooming houses to apartment houses as a result of the current building code enforcement campaign, and other buildings are being renovated. Street lighting has been improved and sidewalks are being repaired. Intensified police protection has given residents greater security. The Board of Education has acted favorably on the community's request for a new public school. The programs of the existing schools have been expanded and the delinquency problem has been mitigated by organized recreational activities in institutions, parks and community centers. The institutions are now engaged in substantial building programs, mostly within the confines of property long held. All of this represents the successful outcome of the dedicated work of many individuals and groups — public and private — working together for the community. However, basic problems remain and there is much to be done if a desirable community climate is to be created and maintained.

Detailed information on existing conditions, and a proposal for future action, will be found on the pages which follow.

COMMUNITY FACILITIES

The Morningside Heights area contains a variety of community facilities and services. There are three public elementary schools. P.S. 105 (Amsterdam Avenue between 104th and 105th Streets) is in process of replacement by a new building on the adjoining site. P.S. 165 (between Broadway and Amsterdam Avenue at 109th Street) has been recently remodeled but has an enrollment of 1,670. P.S. 125 (on West 123rd Street, facing Morningside Park) is housed in the former Horace Mann-Lincoln School building but has an enrollment of over 1,600. The overcrowding of these schools and the anticipated increase in future enrollment have resulted in the scheduling of a new P.S. 62. The Board of Education is currently making site studies. The Morningside Citizens Committee and Morningside Heights, Inc. have gone on record in favor of a location between 110th and 116th Streets, west of Broadway.

The area is served by two junior high schools. Children living north of West 116th Street may attend P.S. 43 on 129th Street between Amsterdam Avenue and Broadway. Those living south of West 116th Street may attend P.S. 54, on Columbus Avenue between 107th and 108th Streets. Its building was completed in 1952. There are several private and parochial schools, but no high school in this area of 78,000 people.

The George Bruce Branch of the Public Library is

at 518 West 125th Street and a sub-branch of the Public Library is located in Butler Library on the Columbia University campus.

St. Luke's Hospital (including the Woman's Hospital Division) serves the community through its outpatient clinic. Ambulance patients are cared for at Knickerbocker Hospital, just north of the area.

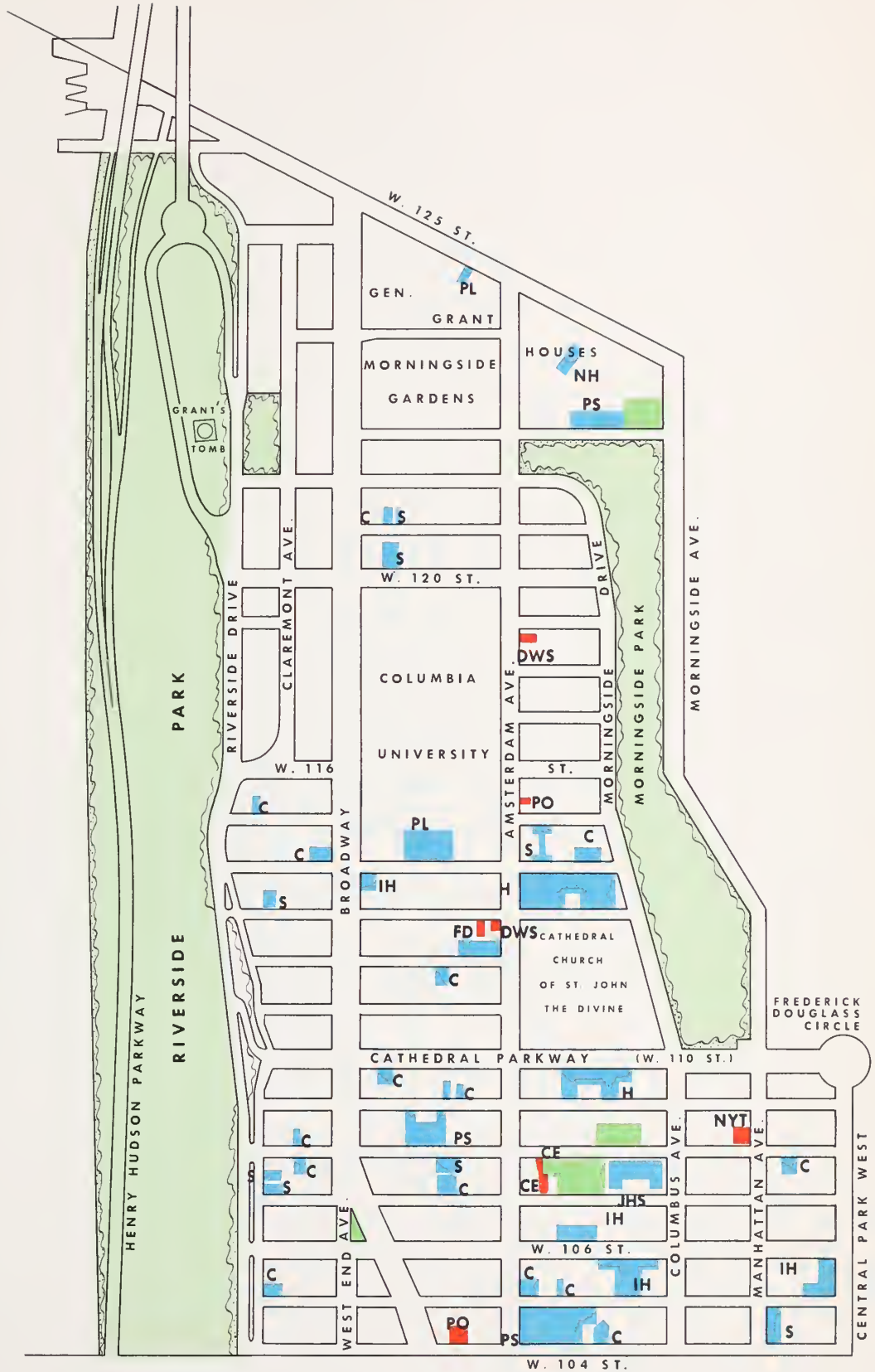
Houses of worship representing many faiths range from store-front meeting places to the world renowned Riverside Church and the Cathedral Church of St. John the Divine.

Many of the educational institutions open their doors to the general public for lectures, concerts and dramatic productions.

The three large bordering parks provide a variety of recreational activities for people of all ages. The recently constructed Columbia Playing Field in Morningside Park is open to the community for more than half the year. Organized groups also use the gymnasiums of several institutions. The Wagner Adult-Youth Center, under the direction of the Board of Education, offers a wide selection of free courses and provides a swimming pool and two gymnasiums.

The Grant Center of the Manhattanville Community Centers operates a day care center and has programs for children and young people. Grosvenor Neighborhood House will soon construct a new building next to new P.S. 105.

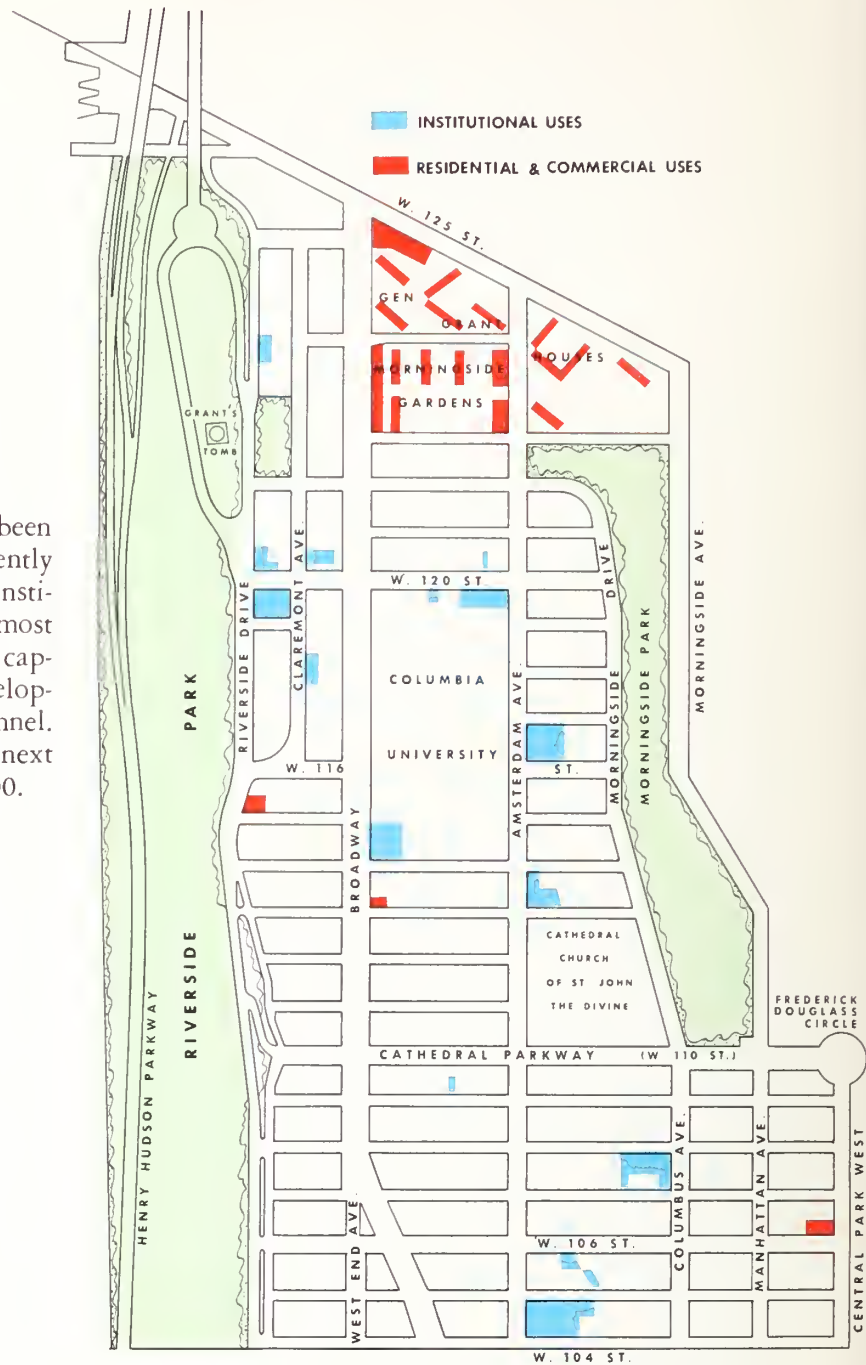
- PARKS & PLAYGROUNDS
- FD FIRE DEPARTMENT
- DWS WATER STATION
- CE CON EDISON CO.
- NYT NEW YORK TELEPHONE CO.
- P.O. POST OFFICE
- P.L. PUBLIC LIBRARY
- P.S. ELEMENTARY SCHOOL
- J.H.S. JUNIOR HIGH SCHOOL
- S PRIVATE OR PAROCHIAL SCHOOL
- N.H. NEIGHBORHOOD HOUSE
- I.H. INSTITUTIONAL HOME
- H HOSPITAL OR CLINIC
- C CHURCH OR SYNAGOGUE



POST WAR CONSTRUCTION

Only 1% of the post war construction has been private rental apartments. One new bank is currently under construction and another is planned. The institutions have taken the lead by spending almost \$80,000,000 directly and by providing the venture capital for the \$16,000,000 cooperative housing development for the general public and their own personnel. They have plans for new buildings within the next six years which will cost an additional \$64,000,000.

Private Construction	\$ 1,100,000	(1%)
Institutional Construction	\$ 79,331,250	(63%)
Morningside Gardens	\$ 16,000,000	(13%)
General Grant Houses	\$ 29,127,000	(23%)
	<hr/>	
	\$125,558,250	



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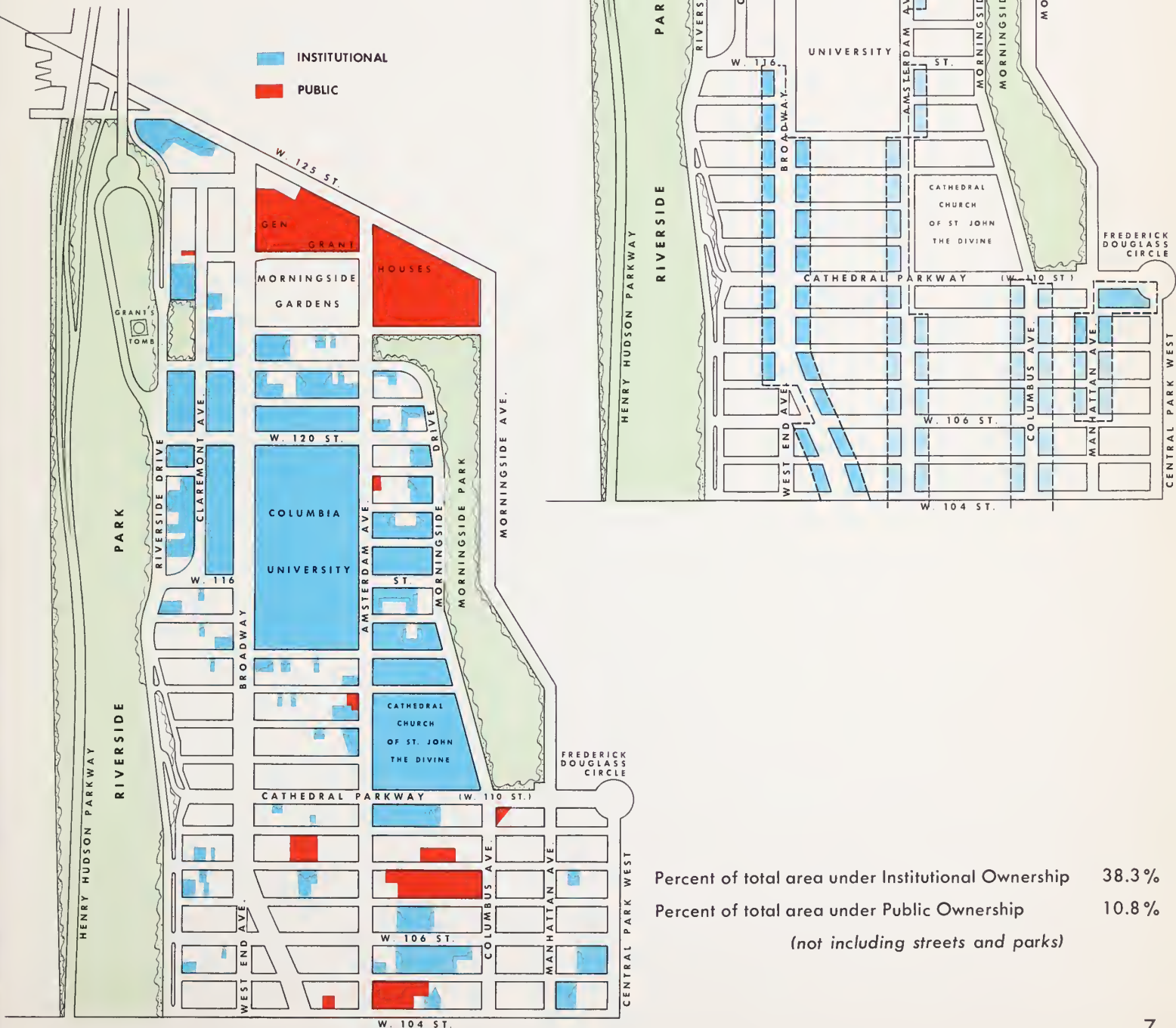
PUBLIC AND INSTITUTIONAL OWNERSHIP

EXISTING ZONING

Area Zoned for residence	7,722,765 s.f.	(82.7%)
Area Zoned for Local Retail	932,000 s.f.	(10%)
Area Zoned for Retail	570,266 s.f.	(6%)
Area Zoned for Business	34,000 s.f.	(.4%)
Area Zoned for Manufacturing	82,233 s.f.	(.9%)

- RESIDENTIAL DISTRICT
- LOCAL RETAIL DISTRICT
- RETAIL DISTRICT
- BUSINESS DISTRICT
- MANUFACTURING DISTRICT
- BOUNDARY OF USE DISTRICT

- INSTITUTIONAL
- PUBLIC



Percent of total area under Institutional Ownership 38.3%
 Percent of total area under Public Ownership 10.8%
 (not including streets and parks)

PEOPLE

Fifty nationalities are represented in the area.

The total number of people living in the area is practically the same as it was in 1950, but there has been a substantial shift in the composition of the population. Approximately 86% of all persons and households in 1950 were white other than Puerto Rican; by 1957 this proportion had dropped to 73%. The minority populations had increased from approximately 8,000 persons to 15,000.

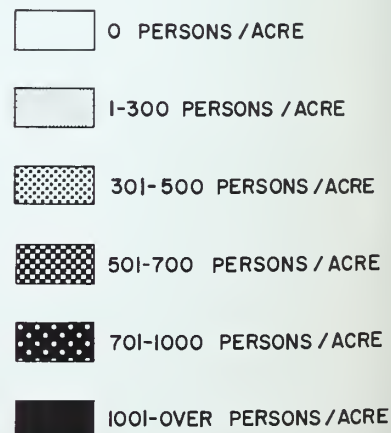
A recent study of the educational level of residents between 110th and 125th Streets, exclusive of the new housing developments, indicated that while 31% of heads of households have had less than a full high school education, 13% have completed college and a quarter of these have had postgraduate work. Residents of Morningside Gardens, General Grant Houses, and area below 106th Street were not included in this count.

POPULATION DENSITY

The area is relatively crowded, averaging about 628 persons per net residential acre, including Morningside Gardens and General Grant Houses. Congestion is particularly apparent below 110th Street, where the net residential density exceeds 700 persons per acre, and in a few blocks approximately 1,000 persons per acre. These figures compare to a median range within Manhattan of between 500 and 600 persons per net residential acre.

Total	55,640	
White	40,467	(72.7%)
Negro	4,985	(8.9%)
P. R.	8,577	(15.6%)
Others	1,611	(2.8%)

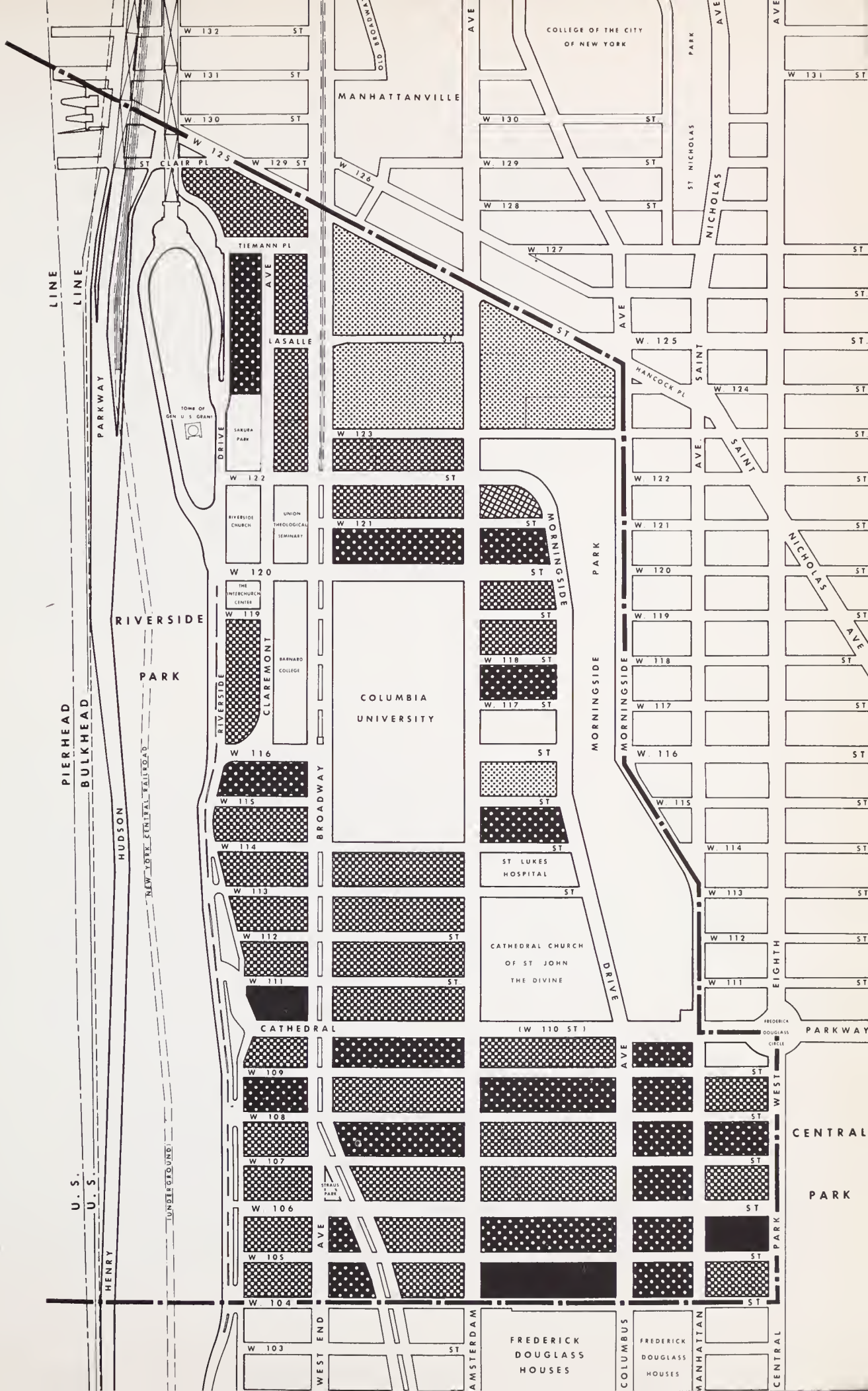
Residents of Morningside Gardens, General Grant Houses, and area below 106th Street were not included in this count.



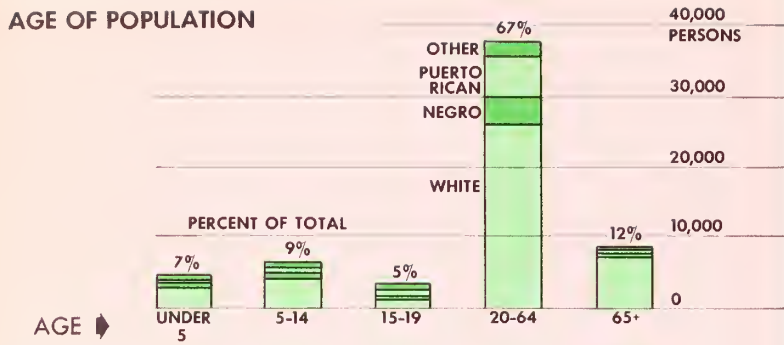
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RIVER

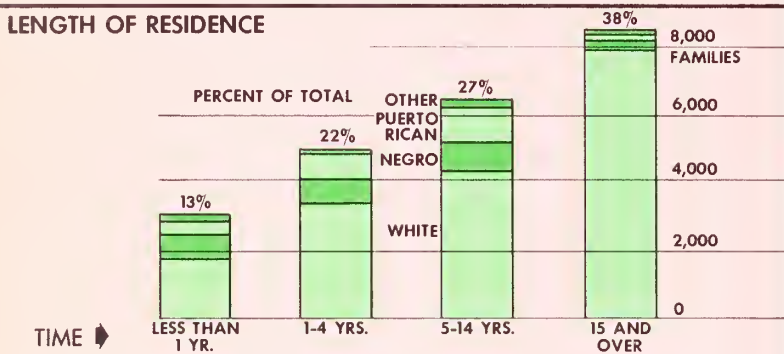
HUDSON



AGE OF POPULATION



LENGTH OF RESIDENCE



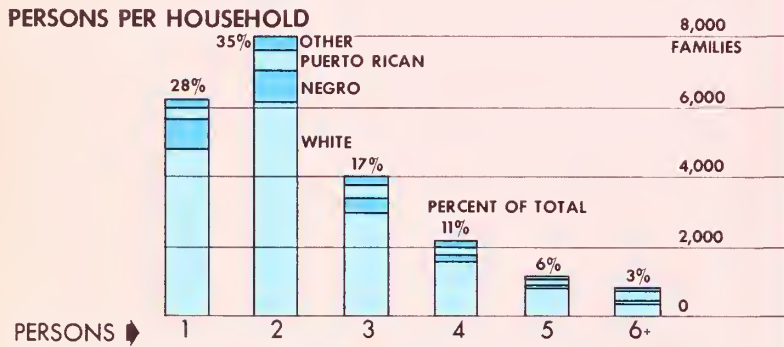
AGE OF POPULATION

The area is largely adult in its composition. Approximately 17% of the population is under fifteen years of age, contrasted with 20% for the city as a whole and 30% for the nation. Youngsters of grammar school age are fewer than one in ten. Two-thirds of the people are between twenty and sixty-five years of age and one in eight are over 65.

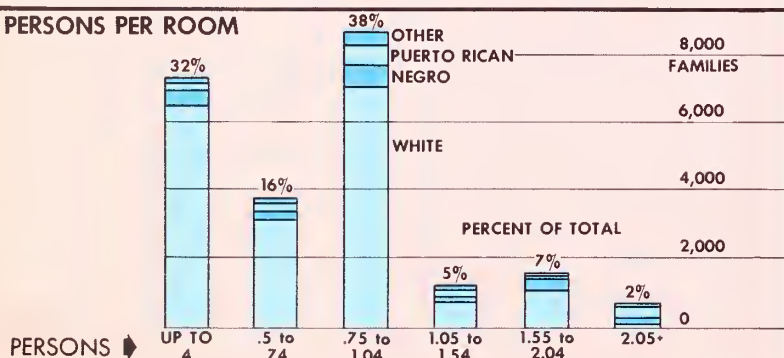
LENGTH OF RESIDENCE

The 1957 census shows that one in eight residents of Morningside Heights had moved to the area within the previous year; one third of the present population has lived here for less than five years. The Morningside Heights population therefore contains an extraordinarily high percentage of transients. 40% of residents have been in the area for over fifteen years.

PERSONS PER HOUSEHOLD



PERSONS PER ROOM



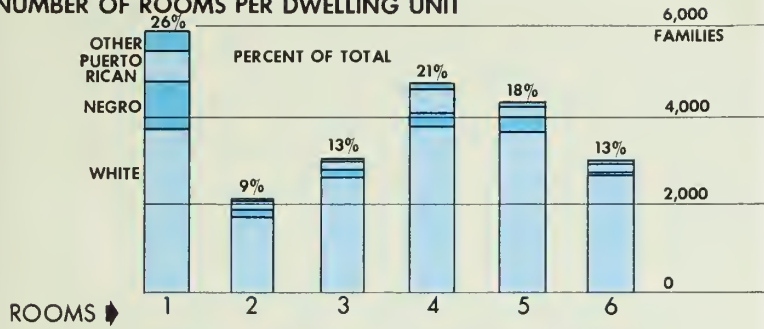
PERSONS PER HOUSEHOLD

Almost two-thirds of households consist of one or two persons. Family occupancy of single rooms has increased with the division of large apartments. Less than 10% of the households consist of five or more persons.

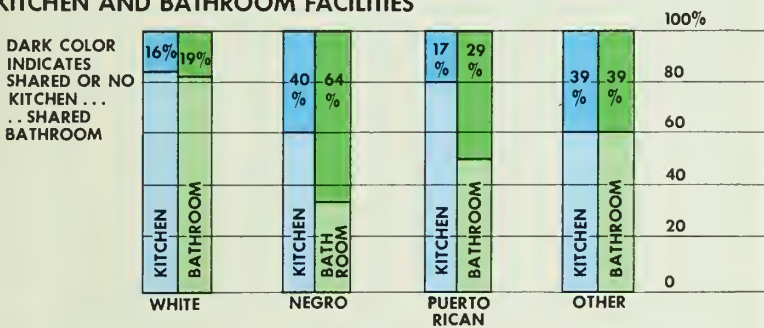
PERSONS PER ROOM

Statistically only one in seven families has more than one person per room and only 2% of the families have more than two persons per room. These figures, however, are distorted; the substantial incidence of one room accommodations occupied by one person raises the ratio appreciably.

NUMBER OF ROOMS PER DWELLING UNIT



KITCHEN AND BATHROOM FACILITIES



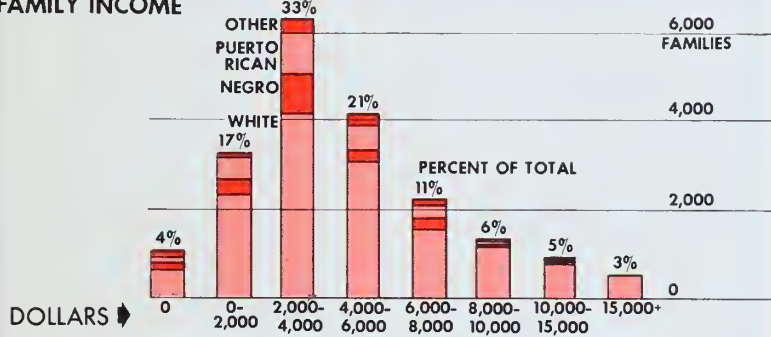
ROOMS PER DWELLING UNIT

At one time apartment houses in the area were predominantly those with large units suitable for family living. A large number of conversions has changed conditions. Today fully 25% of accommodations in the area consist of one room units. Only 52% of all apartments have four or more rooms.

KITCHEN AND BATHROOM FACILITIES

20% of the households share kitchens and 25% share bathrooms. Deprivation of these basic facilities is greater among Negroes and Puerto Ricans: 40% of the Negro households lack a private kitchen and 64% share a bathroom. Among Puerto Rican families, the corresponding percentages are 17% and 29%, respectively.

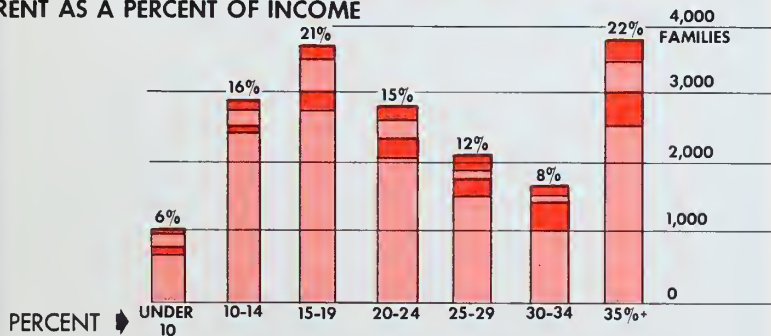
FAMILY INCOME



INCOME DISTRIBUTION

8% of the families have an income of over \$10,000 a year. 40% have incomes in the broad middle range of \$4,000 to \$10,000. Slightly more than half have an annual income below \$4,000.

RENT AS A PERCENT OF INCOME



RENT-INCOME RATIO

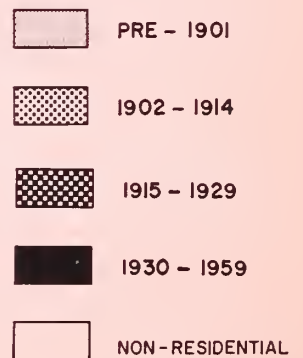
Nearly 4,000 families spend less than 15% of their income on rent. Almost 4,000 pay 35% or more. The latter include the low-income group that occupies single furnished rooms for which \$65 to \$70 a month is charged.

AGE AND COVERAGE

Of residential buildings in the study area, about 57% were built before the turn of the century, while an additional 40% were constructed between 1901 and 1930. Only 3% of existing buildings were built after 1930. 367 Old Law Tenements, built before 1901, remain.

Field studies indicate that less than 10% of residential buildings in the study area can be regarded as being in first-rate condition. 29% are in really bad condition. The rest are in the "grey zone," which can be expressed as fair condition i.e., generally capable of being rehabilitated with a reasonable expectation of commensurate return on investment in terms of sale or rent.

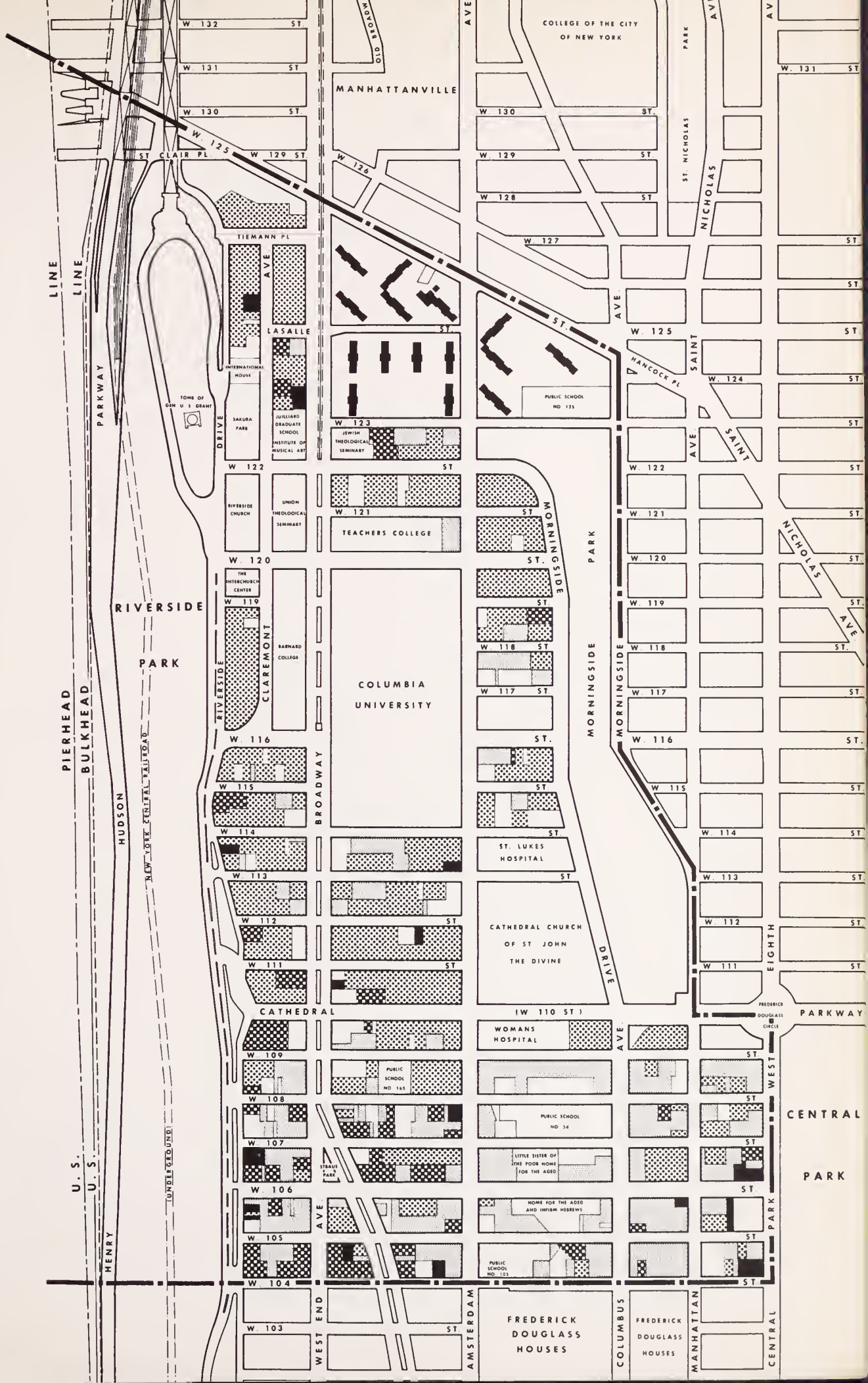
Total Number of Buildings	1,064
Old Law Tenements	367
Single Family & Converted Dwellings	152
New Law Tenements	370
After 1930	28
Non-Residential	147



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RIVER

HUDSON



HEIGHT OF BUILDINGS

Average building height for the area is comparatively low, with 72% of the buildings from five to eight stories in height and the majority of the remainder under four stories. About 5% exceed thirteen stories. High population density, therefore, reflects over-intensive coverage and occupancy rather than building height. Excluding the two housing projects on the north, average lot coverage is more than 72%, while in some blocks coverage is over 85% of lot area.

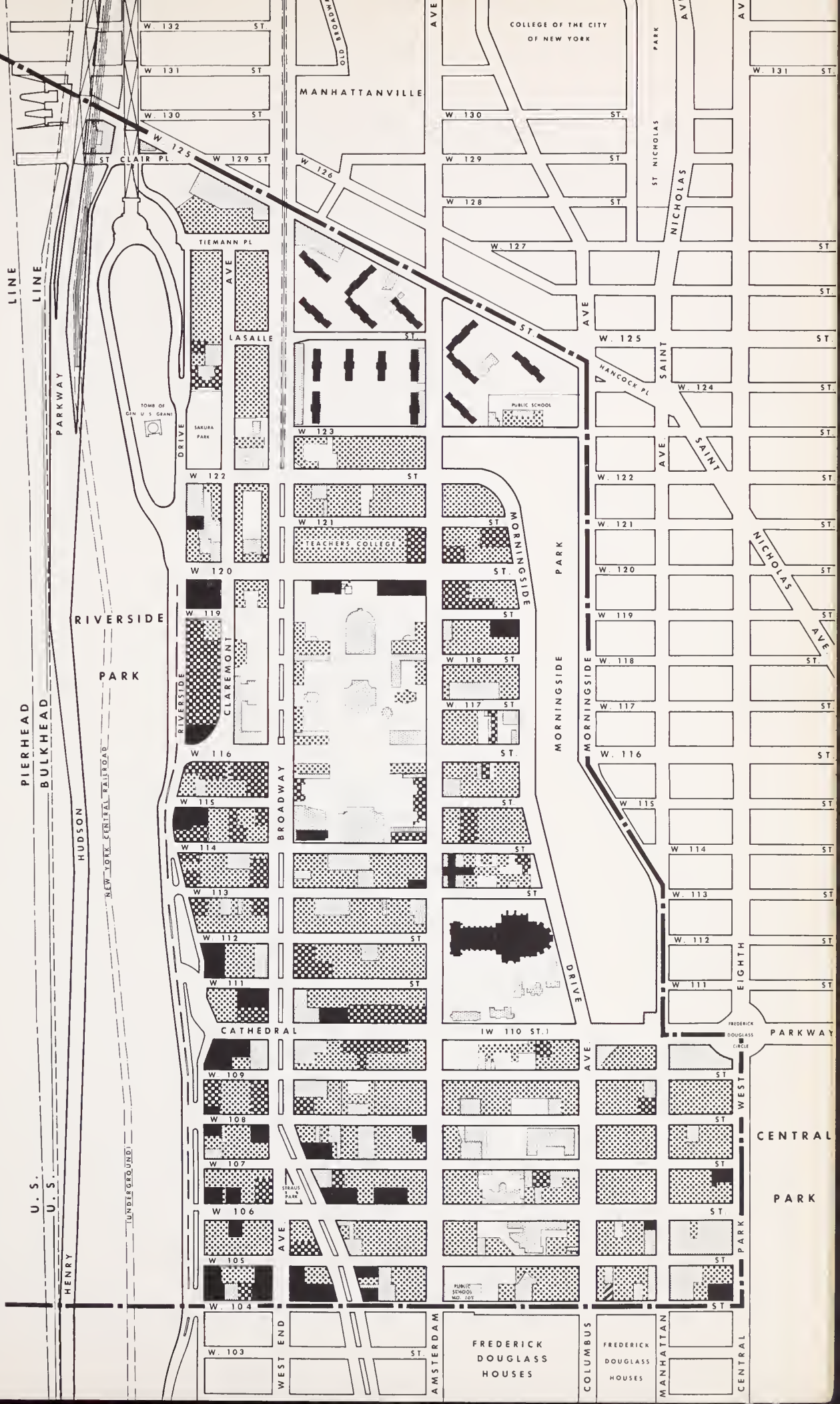
1 to 4 stories	108
5 to 8 stories	699
9 to 12 stories	61
13 and over stories	49
Total residential buildings	917
Total non-residential buildings	147
Total Number of Buildings	1,064





HUDSON

RIVER



ASSESSED VALUATION

Assessed valuation for land and buildings in the total area amounts to an average of approximately \$28 per square foot. If tax exempt properties and assessed valuation of Morningside Gardens and General Grant Houses are excluded, the average total value is \$19.11 per square foot. Values as low as \$15 per square foot occur in some sections, notably in the area below 110th Street.

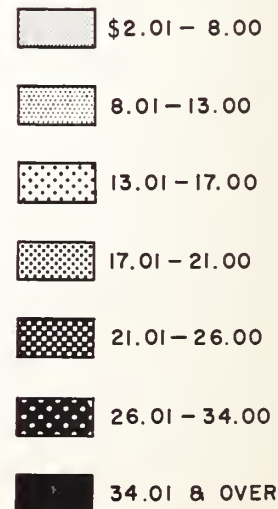
Since 1950 the price of real property in the area has risen consistently. Between 1950 and 1958 there has been an average rise of approximately one-third in the market prices of real estate.

In 1950 property in the area could be acquired for 95% of its assessed value on the average. By 1958 the average purchase price exceeded the assessed value by 25%.

It is, therefore, evident that substantial changes will be necessary to regenerate the area. An imaginative and economically feasible official plan is a basic requirement. Its implementation, however, will depend largely upon the availability of federal, state, and municipal aids.

Total Assessed Valuation	\$264,103,450
Land	\$ 90,922,250
Improvements	\$173,181,200
Exempt Property	\$115,245,250
Land	\$ 35,898,250
Improvements	\$ 79,347,000
Special Franchise*	\$ 9,556,700*
Land	\$ 104,000
Improvements	\$ 9,452,700
Taxable Property	\$148,858,200
Land	\$ 55,024,000
Improvements	\$ 93,834,200

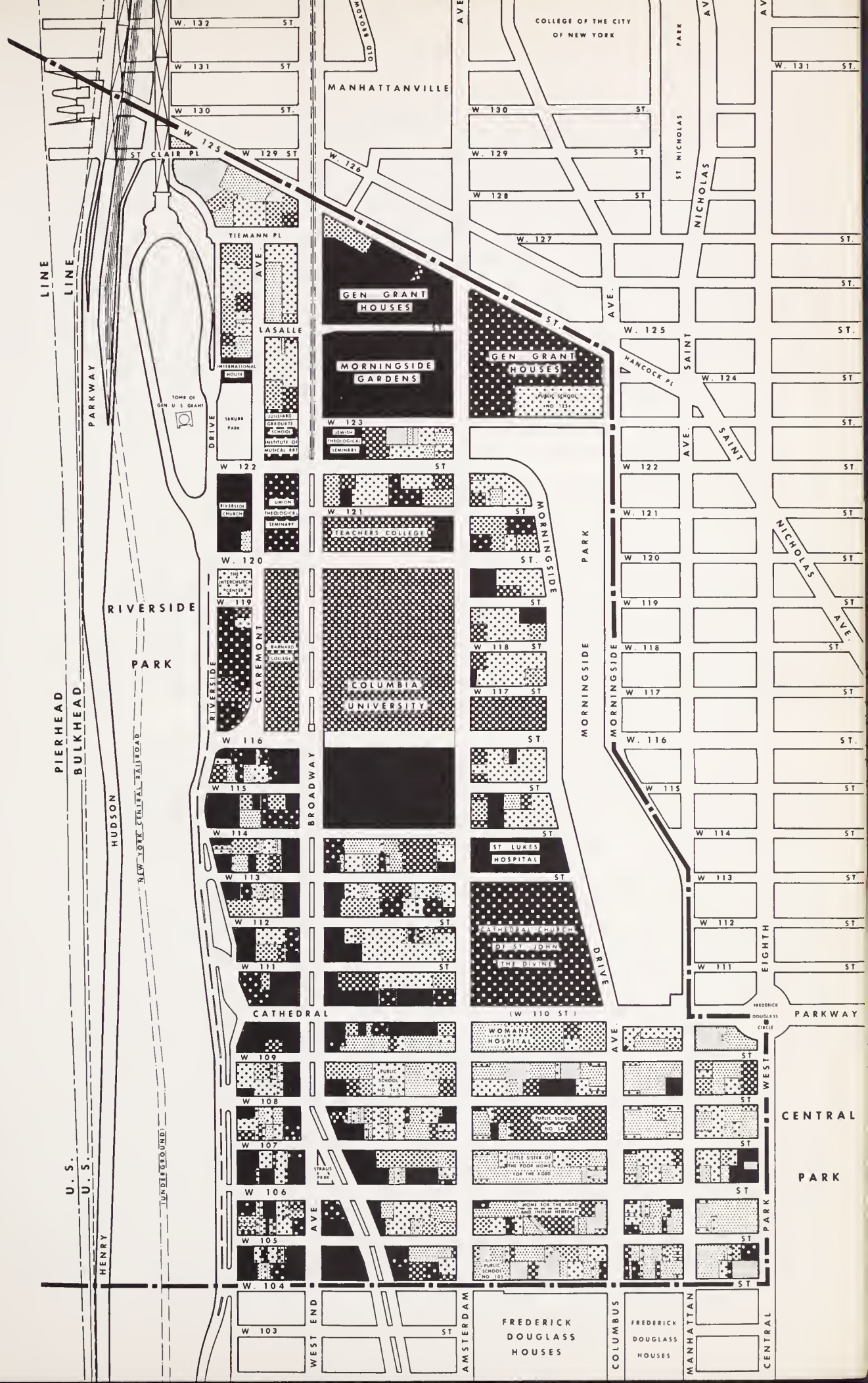
*Included in Taxable Property



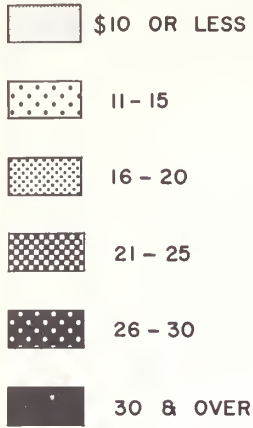
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RIVER

HUDSON



RENT PER ROOM

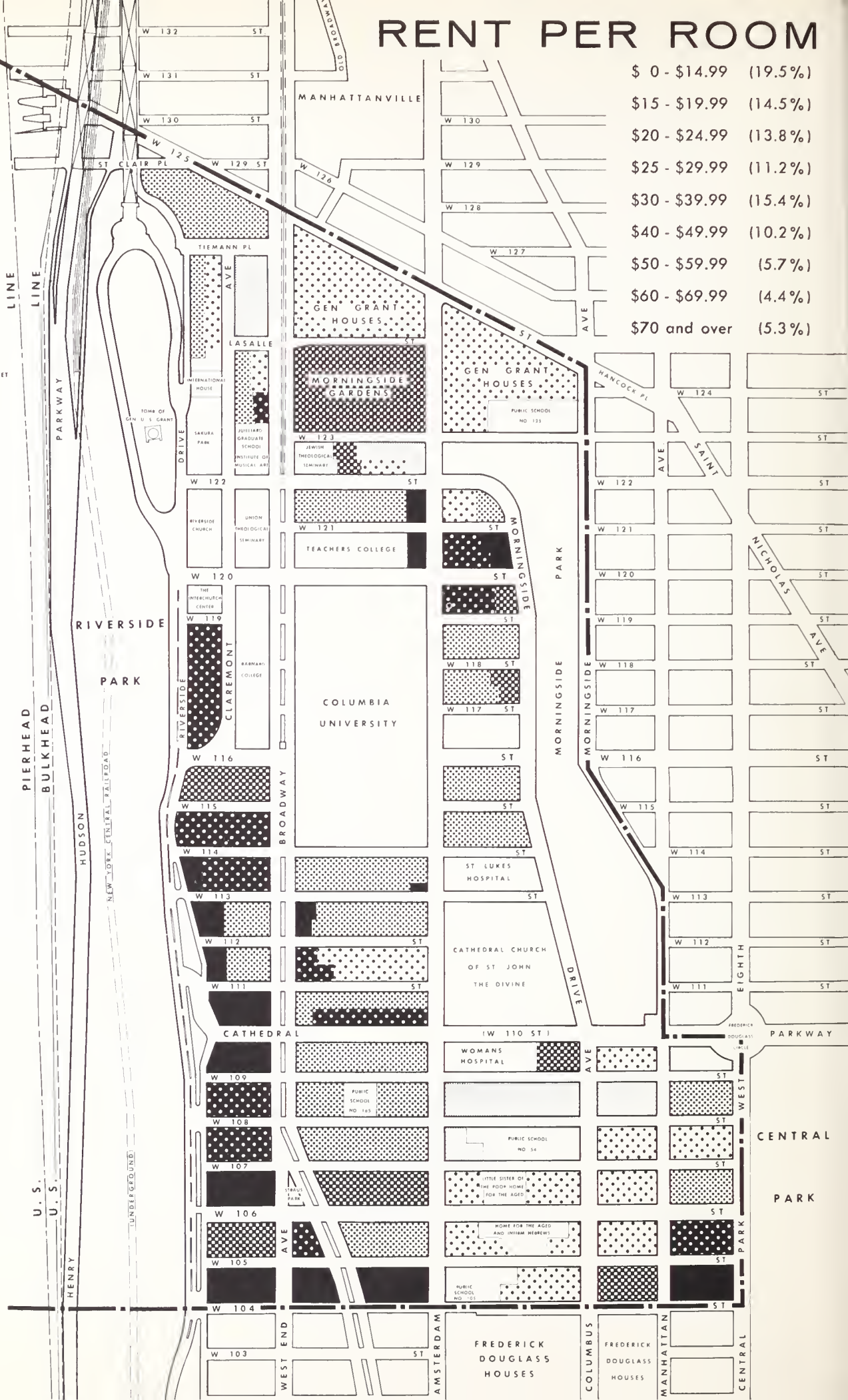


SCALE 200 0 200 400 600 FEET

\$ 0 - \$14.99	(19.5%)
\$15 - \$19.99	(14.5%)
\$20 - \$24.99	(13.8%)
\$25 - \$29.99	(11.2%)
\$30 - \$39.99	(15.4%)
\$40 - \$49.99	(10.2%)
\$50 - \$59.99	(5.7%)
\$60 - \$69.99	(4.4%)
\$70 and over	(5.3%)

RIVER

HUDSON



REAL ESTATE FINANCING

An examination of all transactions since 1950 shows that a substantial proportion of the purchase price is demanded in cash at the time of acquisition. Median equity is approximately 30% and has been rising steadily in the past decade. This trend is counter to the desire of purchasers to keep their equity as low as possible in order to achieve maximum income leverage through mortgage financing and to permit diversification of investment.

Half of the acquisitions required two or more mortgages, which complicates purchase transactions and makes financing and debt service management more difficult. 89% of the mortgages either existed prior to the transaction or were purchase money instruments taken back by the previous owner. Since only 11% represents new money flowing into the area, it is unlikely that private sources will provide sufficient financing for rehabilitation of many properties under present market conditions.

LENGTH OF HOLDING

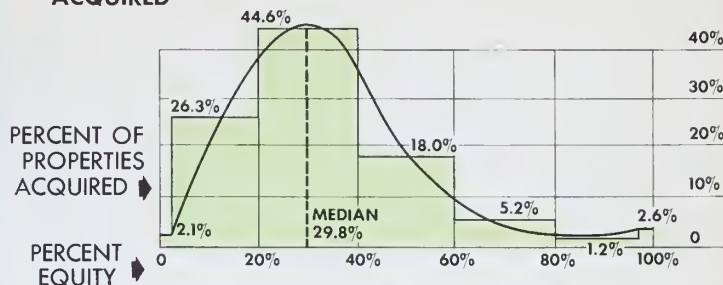
40% of the residential property is in the hands of owners who made their purchases since 1950. The acquisition of almost one-quarter of the total group was made as recently as 1955. The many recent transactions in real estate reflect an interest in speculation and immediate capital appreciation rather than long term investment for income, with consequent attention to maintenance.

TYPES OF OWNERS

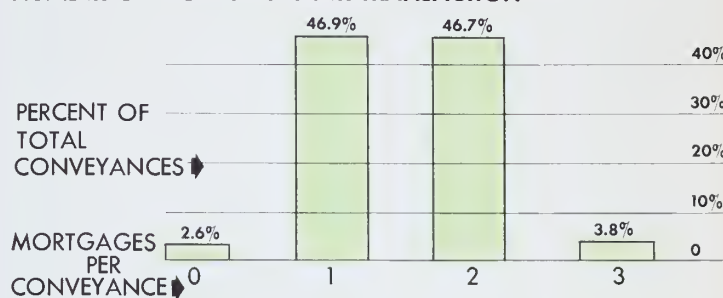
36% of all ownership is in the hands of one or more individuals and 40% is held by realty corporations. Non-financial institutions own 12%.

1950-1958

EQUITY AS A PERCENT OF CONSIDERATION FOR PROPERTIES ACQUIRED



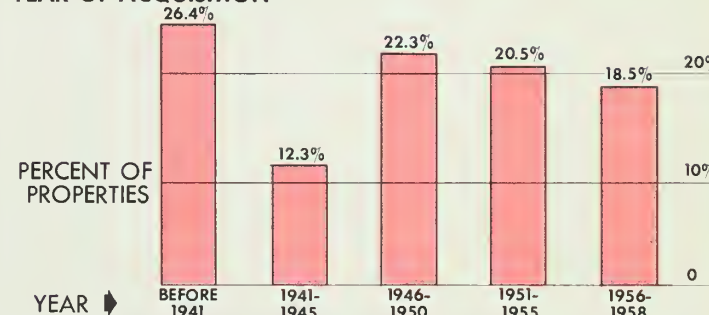
NUMBER OF MORTGAGES PER TRANSACTION



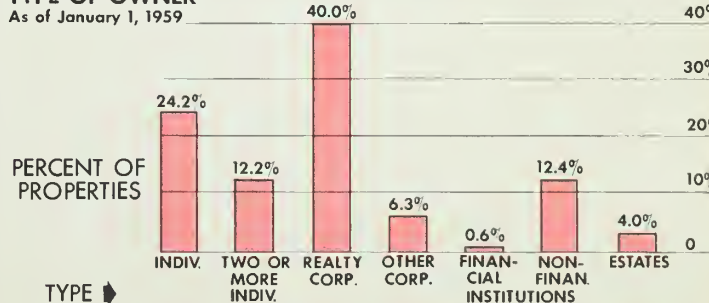
TYPES OF MORTGAGES



YEAR OF ACQUISITION



TYPE OF OWNER



TRANSPORTATION AND TRAFFIC

From a transportation standpoint Morningside Heights is fortunate in many respects. Henry Hudson Parkway with its heavy volume of passenger cars diverts a great deal of through traffic from the area. Since the area is separated from neighboring areas by parks on both east and west, almost all crosstown movement is generated within the area and is comparatively light. The Broadway and Eighth Avenue subways have principal stops at 116th and 110th Streets. Bus routes of two companies provide good access to all portions of the area.

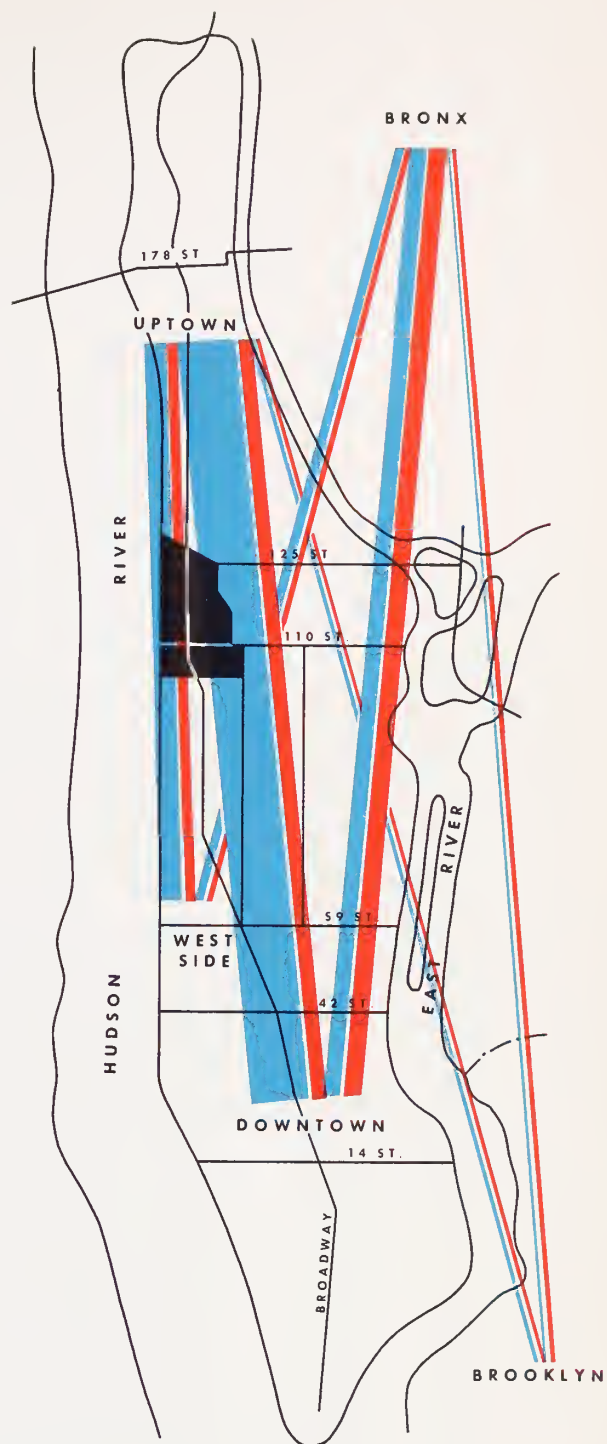
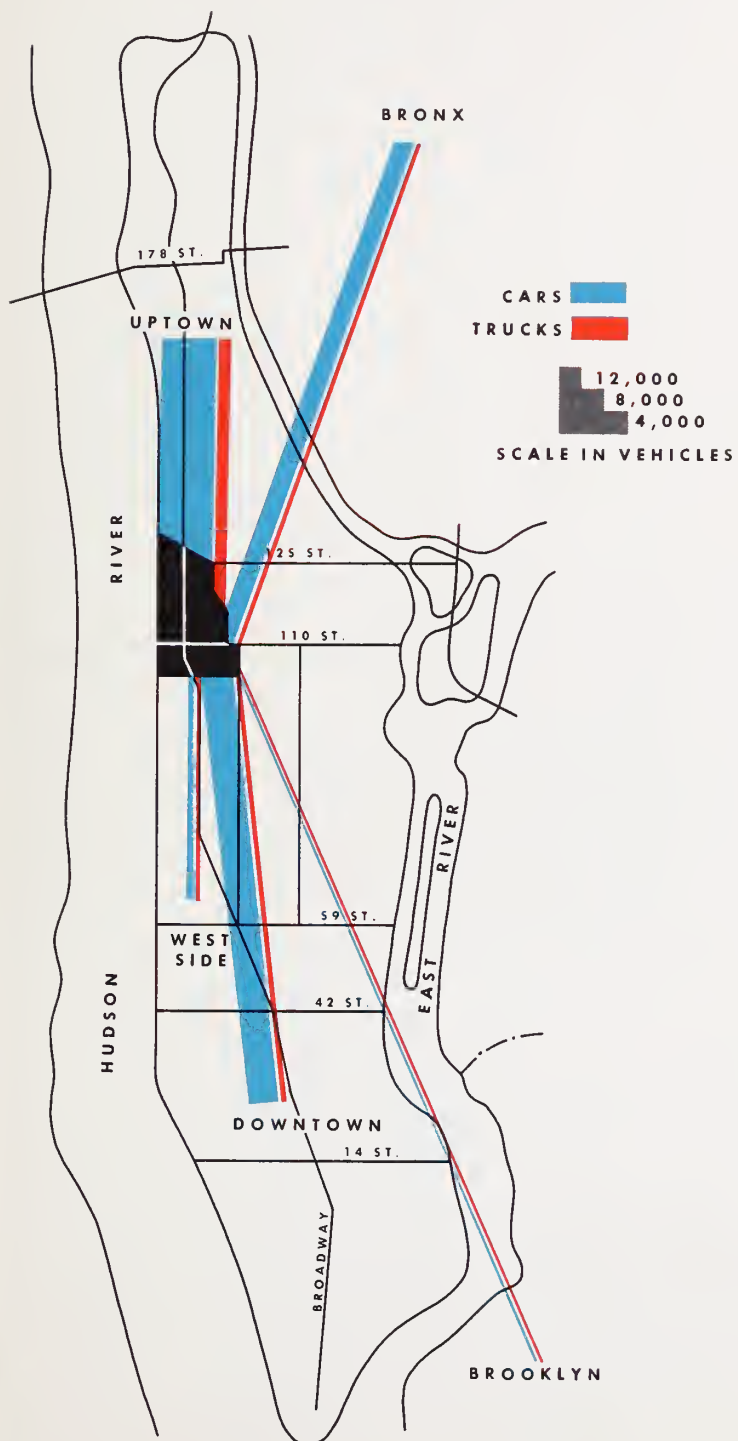
The people entering and leaving the area, in approximately 150,000 individual trips, use subway and surface facilities almost equally. 50% or 75,000 go by subway. 30% or 45,000 take buses. The remaining 20% or 30,000 use private cars or taxis in the proportion of 3 to 1.

Each working day about 30,000 vehicles arrive at destinations within the area. An additional 27,000 pass through it, en route to points outside the area. These generally create no serious problems of delay or congestion and the area is, on the whole, exceptionally free of the unfavorable conditions that beset downtown Manhattan and other business districts. An exception may be found at 110th Street with traffic congestion where heavy flows on the North-South Avenues must cross. This is particularly true at Douglass Circle where turning movements create congestion at peak hours.

Nearly 8,000 trucks pass through Morningside Heights daily to other destinations north and south. Amsterdam Avenue through Morningside Heights is the major route for commercial vehicles on the west side of Manhattan Island to reach the expressway system leading to New Jersey via the George Washington Bridge, and to the Bronx and Westchester via the Major Deegan and Cross Bronx Expressways. Amsterdam Avenue will also be the widest and most direct route to the Trans-Manhattan Expressway at 180th Street. Through movement of trucks, notably on Broadway and Amsterdam Avenue, constitutes an undesirable condition.

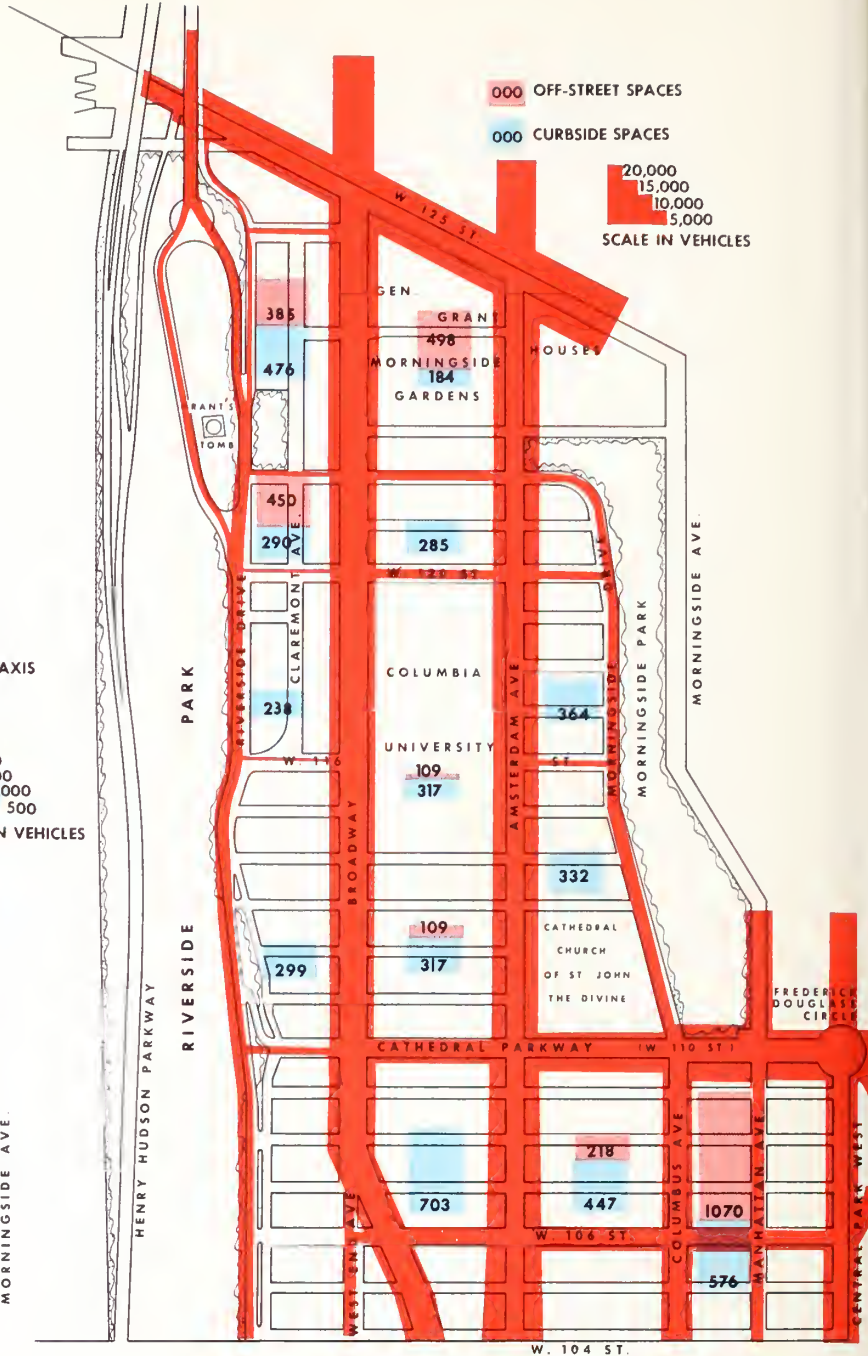
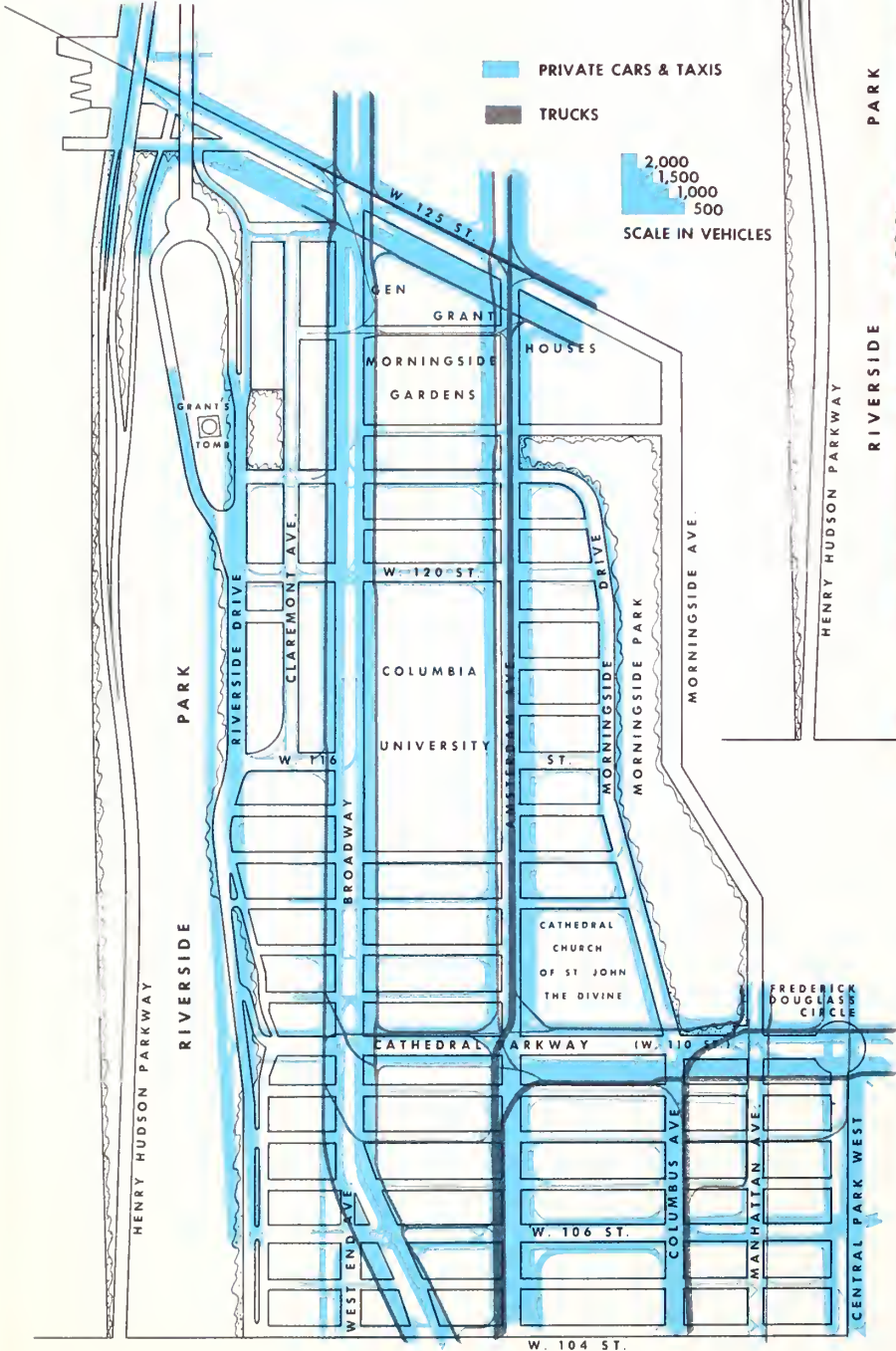
There are critical shortages of parking space, particularly off street.

INTO AREA



THROUGH AREA

TRAFFIC FLOW

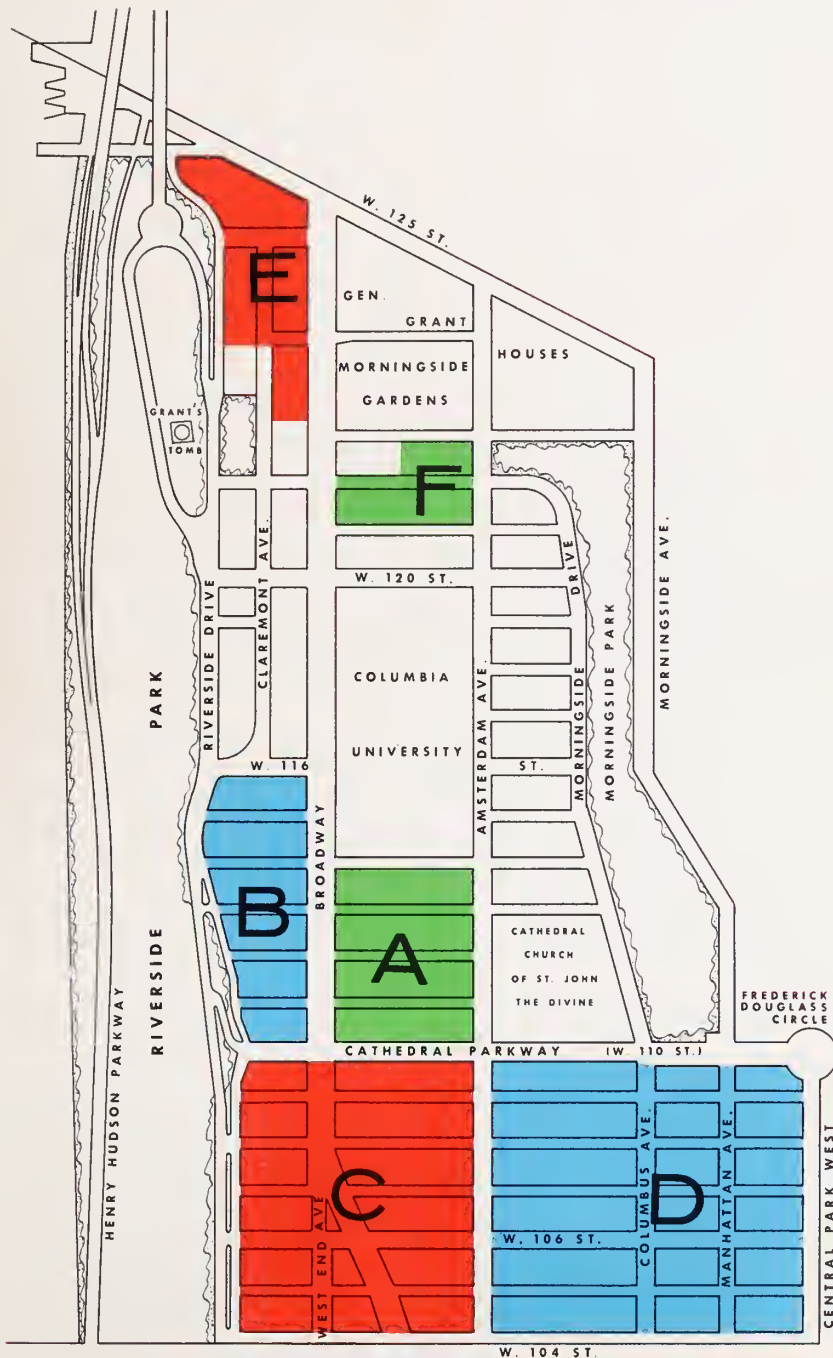


AVERAGE

PEAK HOUR

STUDY SECTIONS

For purposes of analysis Morningside Heights has been divided into sections where somewhat similar conditions prevail, thus forming natural units for detailed study.



A

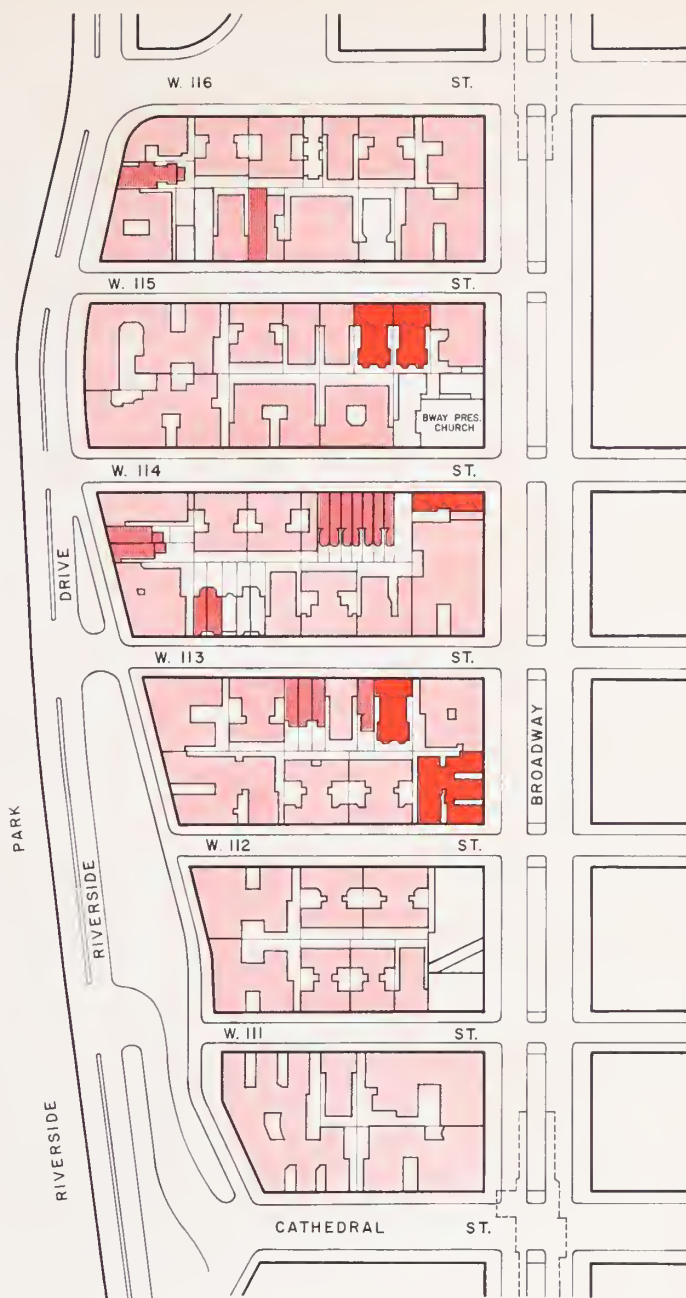
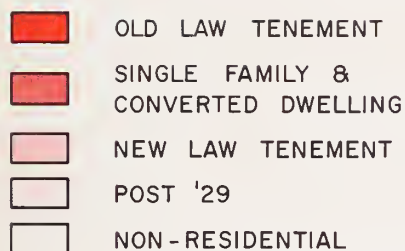


Type	No. of Buildings	%
Old Law Tenement	3	2.8
Single Family & Converted Dwelling	33	31.1
New Law Tenement	56	53.8
After 1930	2	1.9
Non-Residential	12	10.4
Total	106	100.-

110th to 114th Streets

Amsterdam Avenue to Broadway

These blocks are solidly built with high coverage residential structures. Only three of 106 buildings or 2.8% are Old Law Tenements. All structures are in fair to good condition. The Chemical Bank New York Trust Company is building a new branch office on the northeast corner of Broadway and West 113th Street. The average assessed valuation is \$26.86 a foot.



AREA "B"

Type	No. of Buildings	%
Old Law Tenement	5	6.2
Single Family & Converted Dwelling	17	21.0
New Law Tenement	46	56.8
After 1930	—	—
Non-Residential	13	16.0
Total	81	100.—

110th to 116th Streets Broadway to Riverside Drive

6.2% of the 81 buildings in this section are Old Law Tenements. Height, condition of building, and occupancy vary widely. Residential density—843 people to the acre—is high. The average assessed valuation of over \$40 per square foot is high. This figure is somewhat distorted by the high valuation of the Riverside Drive frontage.

The Morningside Citizens Committee and Morningside Heights, Inc. have recommended to the Board of Education that the site of the proposed P.S. 62 be selected in this section.



R I V E R S I D E D R I V E



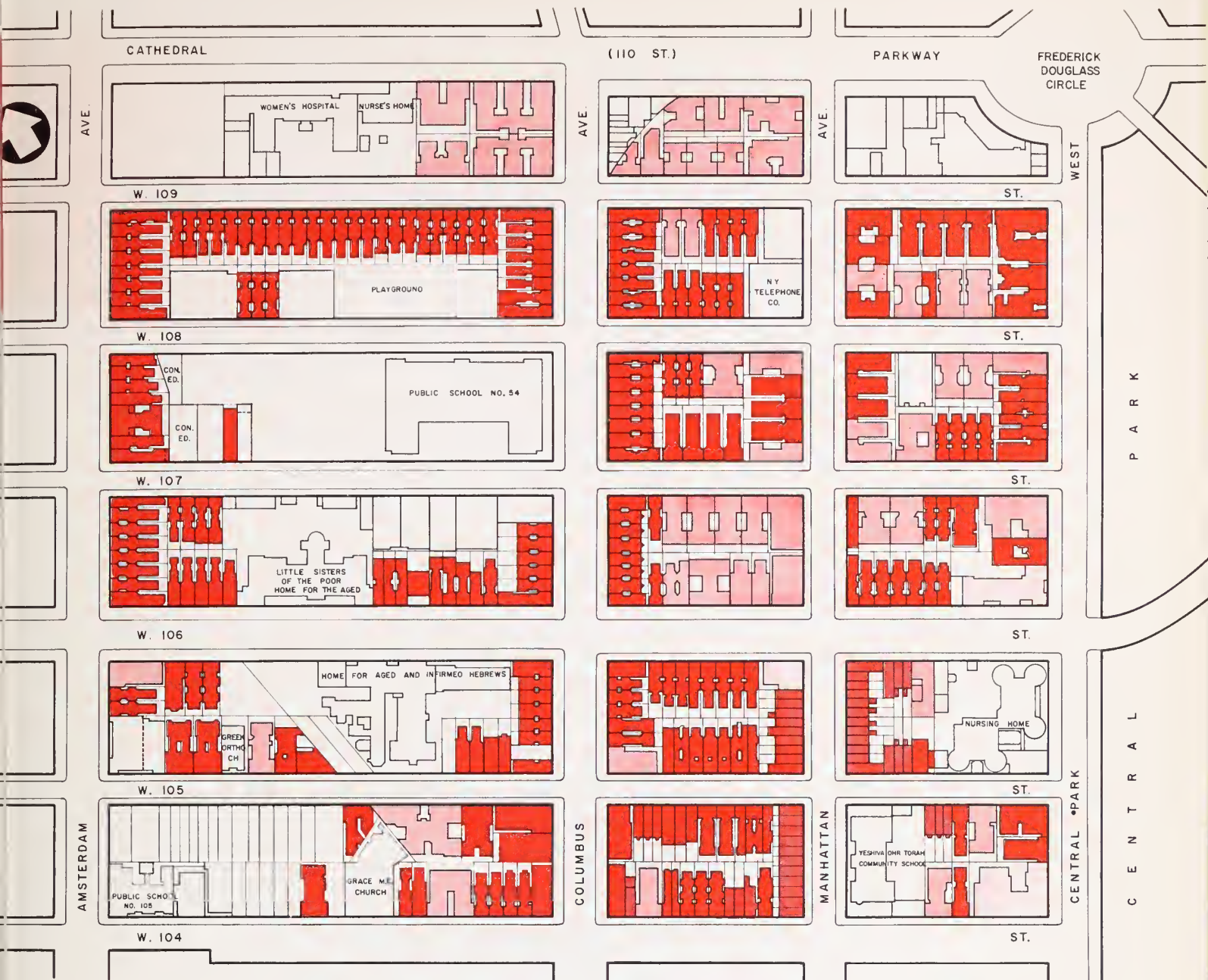
- OLD LAW TENEMENT
- SINGLE FAMILY & CONVERTED DWELLING
- NEW LAW TENEMENT
- POST '29
- NON-RESIDENTIAL

Type	No. of Buildings	%
Old Law Tenement	91	33.5
Single Family & Converted Dwelling	56	23.7
New Law Tenement	80	28.5
After 1930	6	2.3
Non-Residential	33	12.0
Total	266	100.-

104th to 110th Streets

Amsterdam Avenue to Riverside Drive

Great contrasts are also found in Section C. The percentage of Old Law Tenements (33.5%) is high. Yet this section also has the highest percentage of tall residential structures, with 23 over 13 stories. 218 of the 266 buildings are non-fireproof. The average value per square foot is \$31.52. Over one-quarter of the buildings are in bad condition structurally and efforts to improve overcrowding and other violations of the law have so far met with scant success.



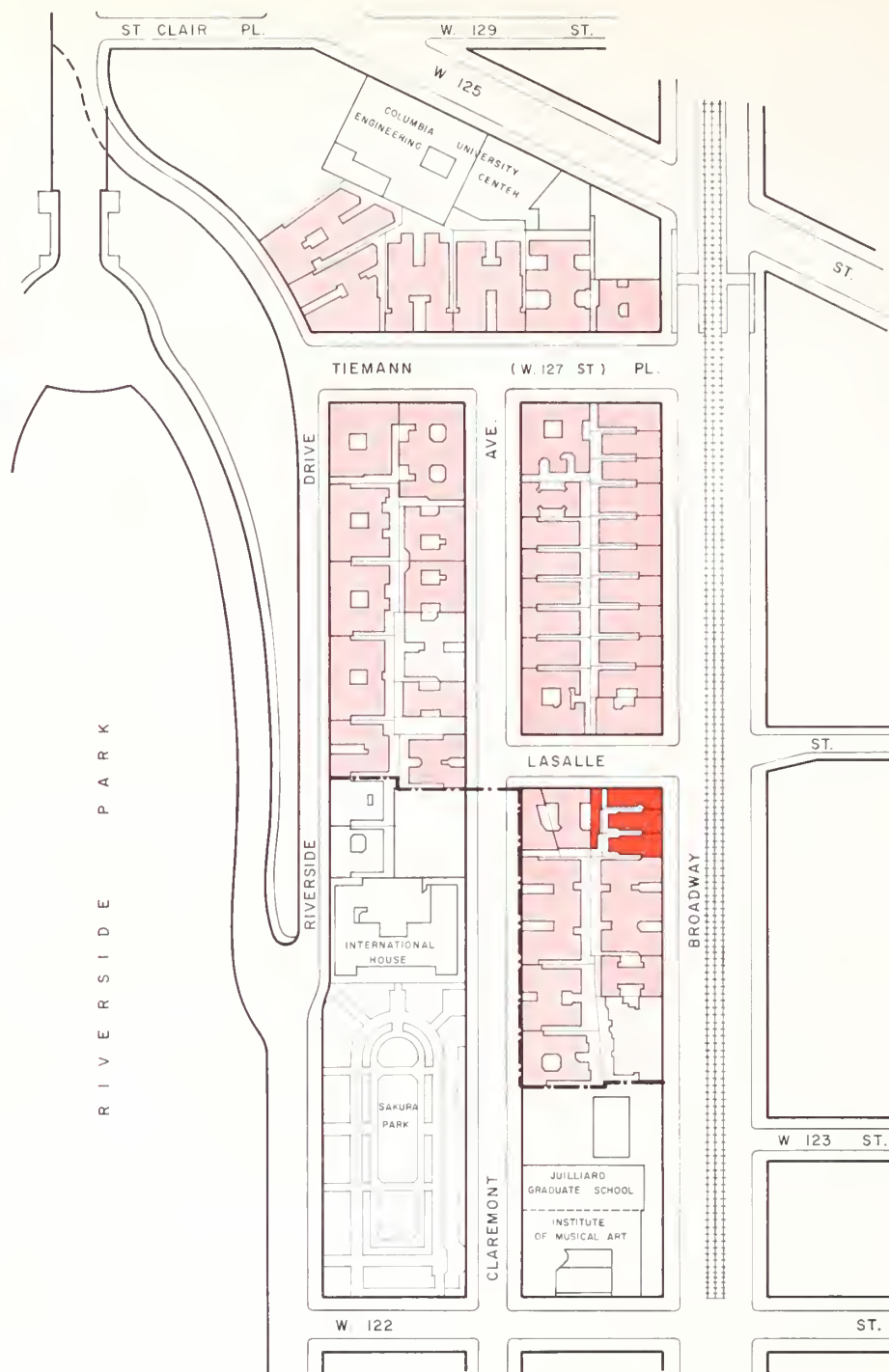
Type	No. of Buildings	%
Old Law Tenement	243	64.7
Single Family & Converted Dwelling	45	12.1
New Law Tenement	51	13.2
After 1930	3	1.1
Non-Residential	29	8.9
Total	371	100.-

104th to 110th Streets

Central Park West to Amsterdam Avenue

With more than 40 acres, this is the largest section for further study. It has the highest percentage of Old Law Tenements (64.7%). 350 of the 371 buildings are non-fireproof. The average assessed value is \$23 a foot only because of the high percentage — over 30 — of institutional coverage. One non-profit institution in this section, the Home for Aged and Infirm Hebrews, is now constructing a new wing at a cost of one and a quarter million dollars.

D



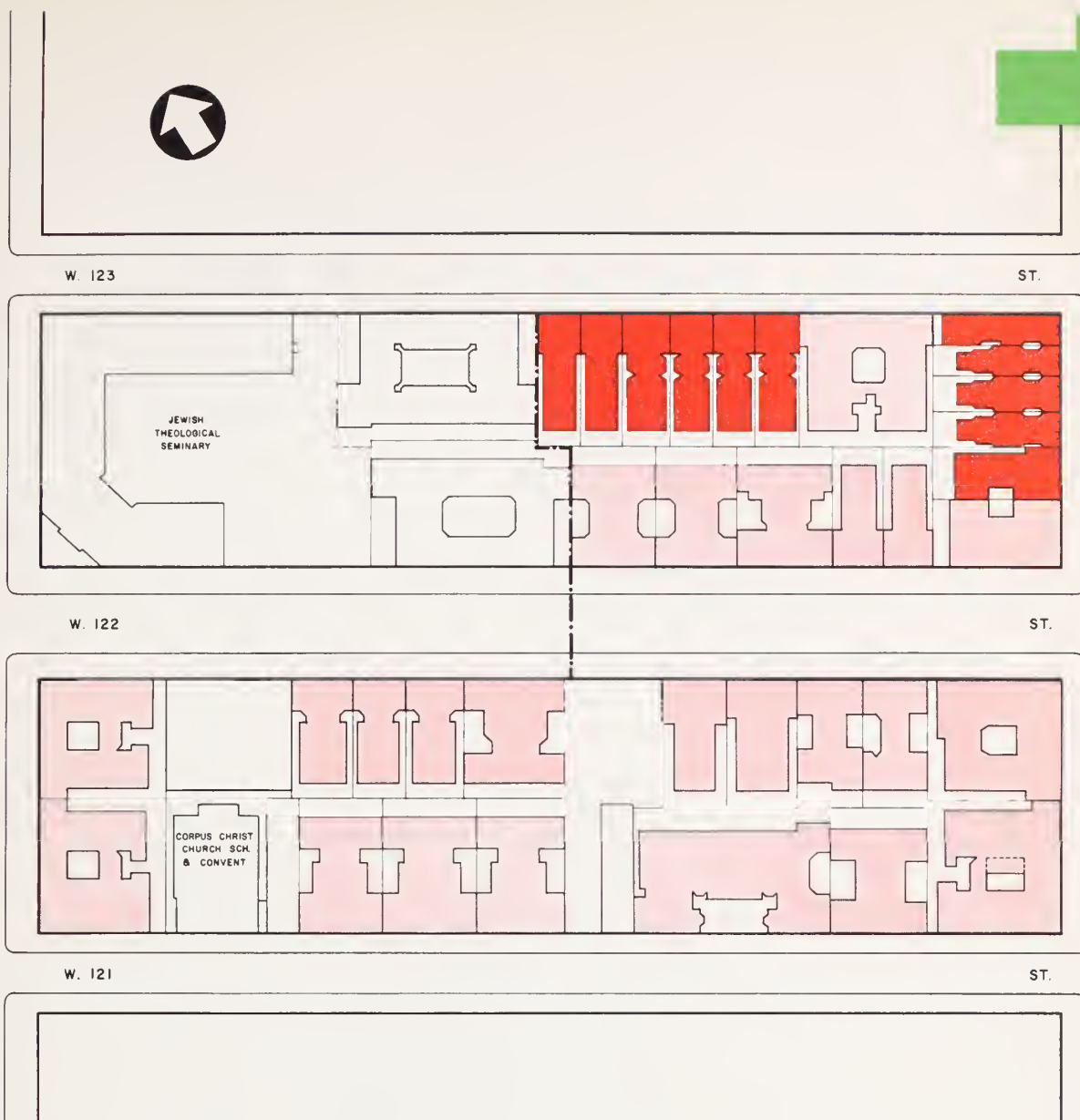
Type	No. of Buildings	%
Old Law Tenement	4	7.9
Single Family & Converted Dwelling	—	—
New Law Tenement	42	82.3
After 1930	2	3.9
Non-Residential	3	5.9
Total	51	100.—

122nd to 125th Streets Broadway to Riverside Drive

Living conditions in this section are rapidly deteriorating. The average assessed value per square foot is only \$15.32. A disadvantage is the noise from the IRT subway, above grade at this point. Due to the efforts of Commissioner Patterson, this has recently been diminished as much as is possible without substantial capital investment. Our acoustical consultants encourage us to believe that there is a feasible solution to this problem.

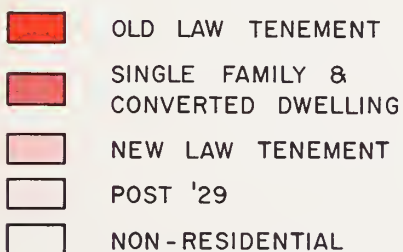


BROADWAY



AVE

AMSTERDAM



Type	No. of Buildings	%
Old Law Tenement	11	28.2
Single Family & Converted Dwelling	—	—
New Law Tenement	24	61.6
After 1930	—	—
Non-Residential	4	10.2
Total	39	100.—

121st to 123rd Streets
Amsterdam Avenue to Broadway

This is the smallest of the sections. It is adjacent to Morningside Gardens and three institutions. The percentage of Old Law Tenements is 28.2%. The average assessed value is \$21.29 a foot.

PROPOSAL

This report summarizes a large body of facts developed from studies of the entire area. During compilation of this information certain groupings of conditions—age and coverage of buildings, assessed valuations, usage, etc.—indicated logical division of the area into sections of different character. These sections are described in the report.

We believe that the facts accumulated show the existence of numerous unsatisfactory conditions and suggest that varied reclamation procedures, used successfully elsewhere in the City, are appropriate for employment here.

The importance of action in this area is twofold. The deteriorating conditions under which many residents live constitute an increasing problem; further, the effective functioning of the unique cluster of institutions is of prime importance in the life of this community and of the City.

Although there are other immediate problems, the physical contiguity of residential and institutional facilities and their interdependence within the community of Morningside Heights dictate the development of a long-range program for the area as a whole.

We propose, therefore, that the appropriate City Agencies—under the direction of the Mayor and in collaboration with the Borough President of Manhattan—take action to develop and implement an effective reclamation program. This program would provide necessary impetus for the application of public and private resources to improve the wellbeing of the residents of the area as well as to preserve an important segment of the City's cultural and spiritual life.

Morningside Heights, Inc. is eager to work with the Agencies concerned and participate, where helpful, in the development and implementation of the comprehensive plan for the Morningside Heights Area which this Report requests.

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SOURCES:

Office of the President of the Borough of Manhattan

City Planning Commission

City Construction Co-Ordinator

Department of Buildings

Department of Public Works

Department of Traffic

Bureau of Real Estate

New York City Housing Authority

New York City Transit Authority

Temporary State Housing Rent Commission

G. W. Bromley & Co., Inc.

Joseph & Vladeck

PHOTOGRAPH: Fairchild Aerial Surveys, Inc.

Skidmore, Owings & Merrill, *Coordinating Architects and Planners*

Edward J. Mathews, *Partner in Charge*

Russell Ford, *Project Manager*

Dr. Chester Rapkin, *Economic Consultant*

Braislin, Porter & Wheelock, Inc., *Real Estate Consultants*

Demov & Morris, *Legal Consultants*

Wilbur Smith & Associates, *Traffic Consultants*

Bolt, Beranek & Newman, Inc., *Acoustical Consultants*

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